



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

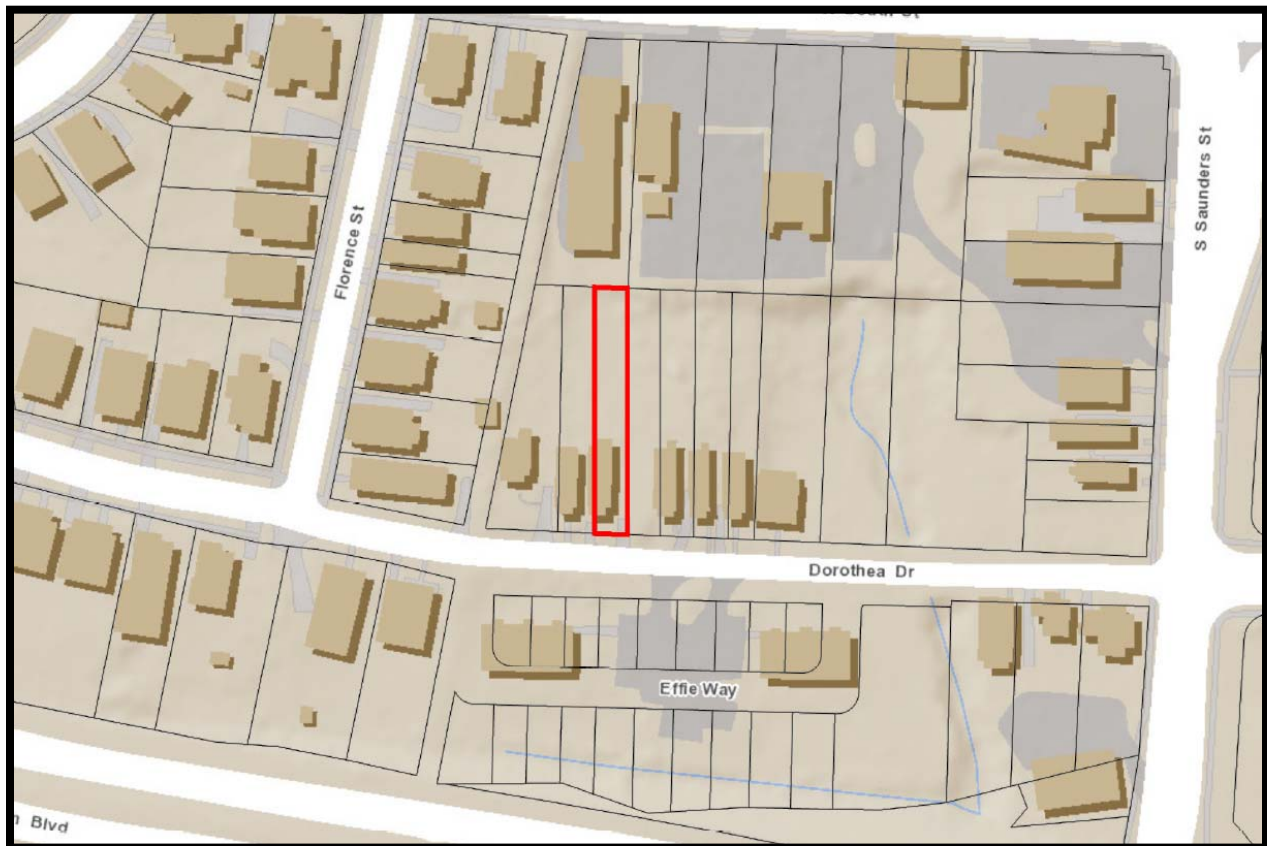
Case File: A-57-17

Property Address: 626 Dorothea Drive

Property Owner: Jeff Denny

Project Contact: Christian Olmstead

Nature of Case: A request for a 2.9' side yard setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to build a detached house resulting in a 2.1' side yard setback on a .12 acre property zoned Residential-10 and located at 626 Dorothea Drive. A similar request, A-22-17, was approved for this property regarding an addition to the house that at the time existed on the property. After the variance was approved it became apparent to the owner that the existing structure wasn't structurally sound and as such an entirely new structure would be needed.

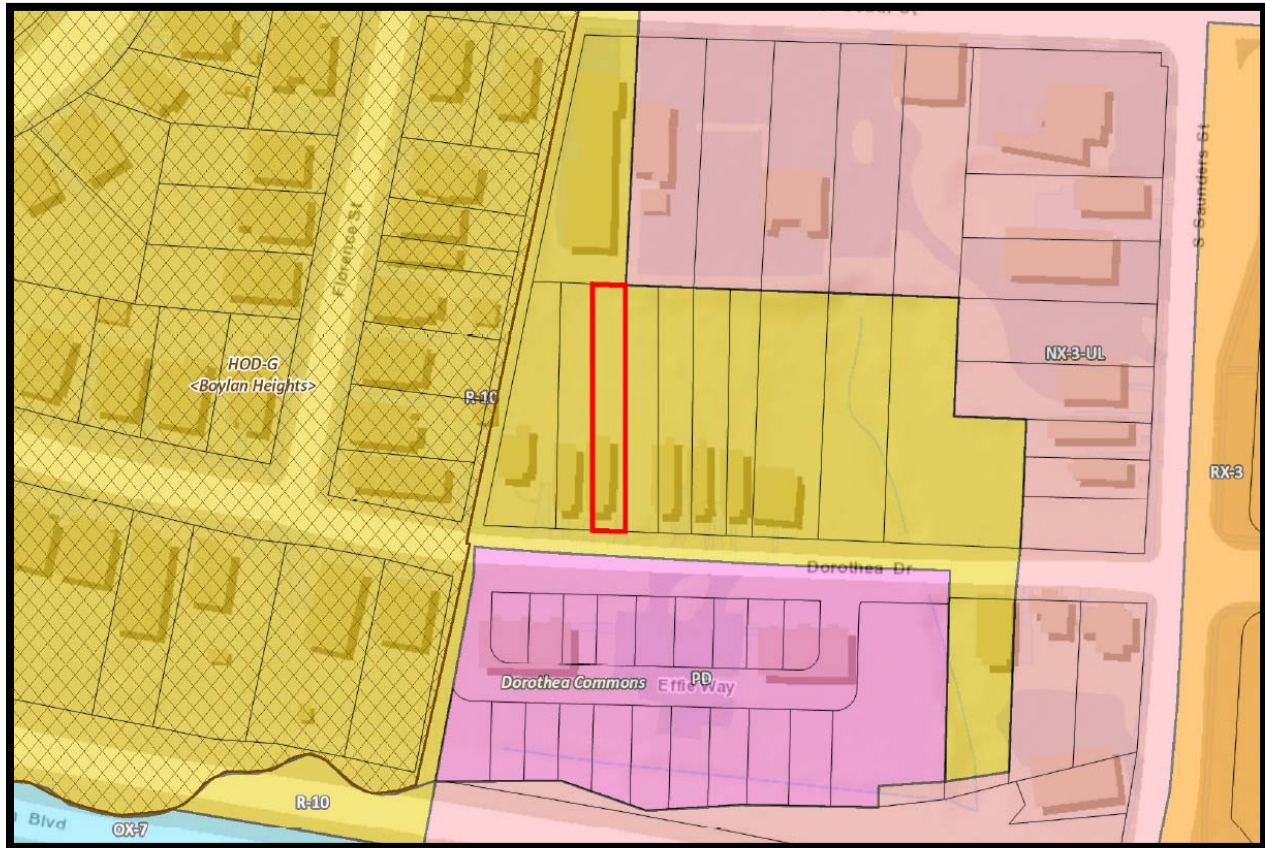


626 Dorothea Drive – Location Map

To BOA: A-22-17: 2-13-17, A-57-17: 5-8-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING
DISTRICTS: Residential-10



626 Dorothea Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10

**Residential-10
Lot Dimensions**

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60'

Yard Type	Minimum Setback
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

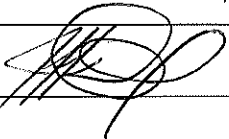

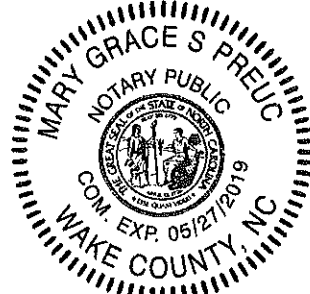
Application for Variance



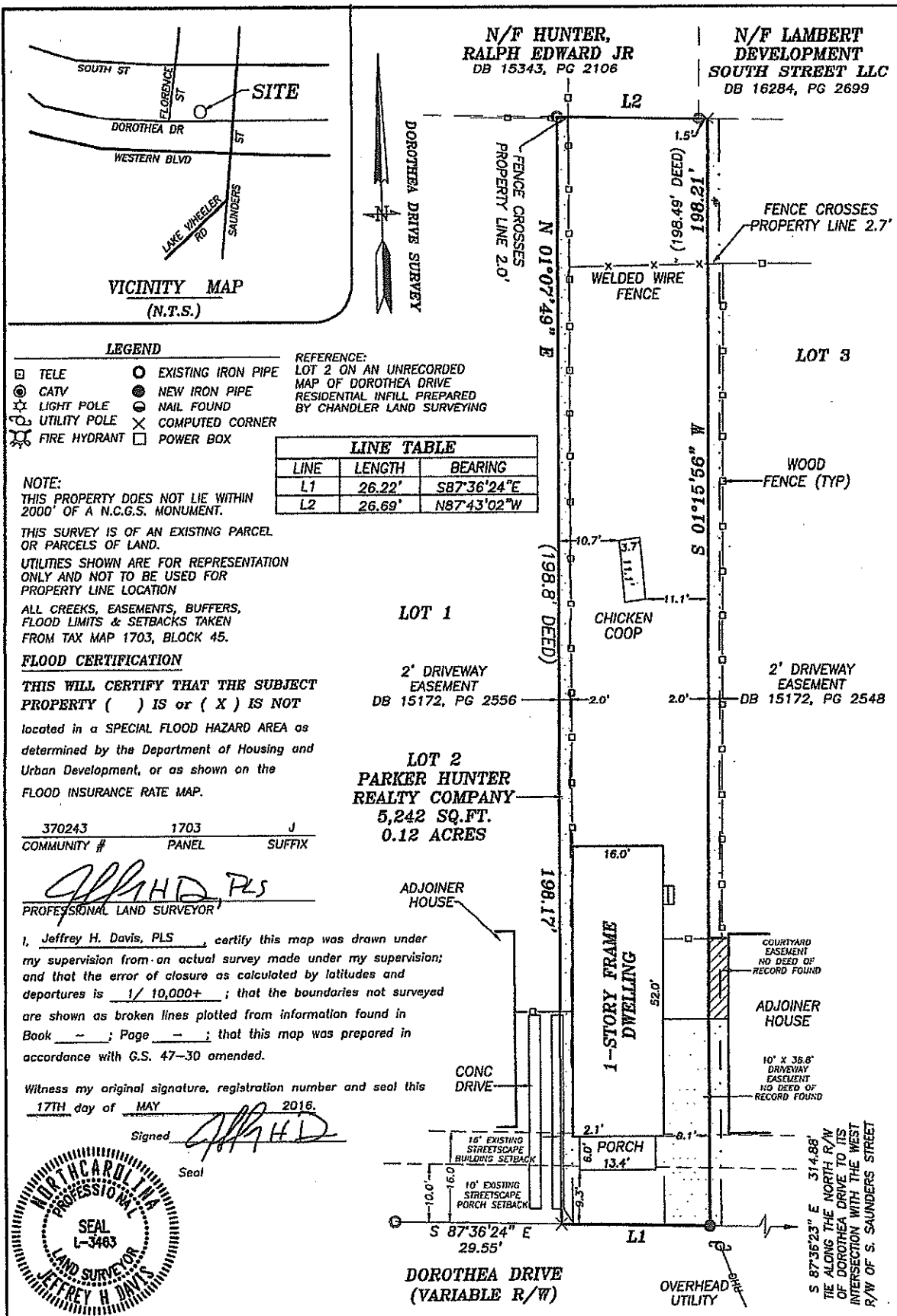
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (If more space is needed, submit addendum on separate sheet): <ul style="list-style-type: none">- To build new construction home in the same place an older home was just removed, in accordance with pre-approved plans to extend 3' to the rear and add a 2nd story- To construct a side wall length of 55', as was in the pre-approved plans, which is 5' more than the UDO restriction found in section 2.2.7	Transaction Number A-57-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. Case A-022-17 was previously approved	

GENERAL INFORMATION		
Property Address 626 Dorothea Dr., Raleigh	Date 04/05/17	
Property PIN 1703359942	Current Zoning R-10	
Nearest Intersection Dorothea/Florence	Property size (in acres) 0.12	
Property Owner Jeff Denny	Phone 919-802-2529	Fax
Owner's Mailing Address 103 Oldefield Ln., Garner NC 27529	Email jeff@liaisondesigngroup.com	
Project Contact Person Christian Olmstead	Phone 919-669-8542	Fax
Contact Person's Mailing Address 610 Buffaloe Rd., Garner NC 27529	Email olmsteadhomesteads@gmail.com	
Property Owner Signature 	Email jeff@liaisondesigngroup.com	
Notary Sworn and subscribed before me this <u>6th</u> day of <u>April</u> , 20 <u>17</u>	Notary Signature and Seal  	

EXISTING



- LEGEND**
- TELE
 - EXISTING IRON PIPE
 - ⊙ CATV
 - ⊙ NEW IRON PIPE
 - ⊙ LIGHT POLE
 - ⊙ NAIL FOUND
 - ⊙ UTILITY POLE
 - ⊙ COMPUTED CORNER
 - ⊙ FIRE HYDRANT
 - POWER BOX

REFERENCE:
LOT 2 ON AN UNRECORDED
MAP OF DOROTHEA DRIVE
RESIDENTIAL INFILL PREPARED
BY CHANDLER LAND SURVEYING

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.22'	S87°36'24"E
L2	26.69'	N87°43'02"W

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION
ONLY AND NOT TO BE USED FOR
PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS,
FLOOD LIMITS & SETBACKS TAKEN
FROM TAX MAP 1703, BLOCK 45.

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT
PROPERTY () IS OR (X) IS NOT
located in a SPECIAL FLOOD HAZARD AREA as
determined by the Department of Housing and
Urban Development, or as shown on the
FLOOD INSURANCE RATE MAP.

370243 1703 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis
PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under
my supervision from an actual survey made under my supervision;
and that the error of closure as calculated by latitudes and
departures is 1/10,000+; that the boundaries not surveyed
are shown as broken lines plotted from information found in
Book - ; Page - ; that this map was prepared in
accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
17TH day of MAY 2016.

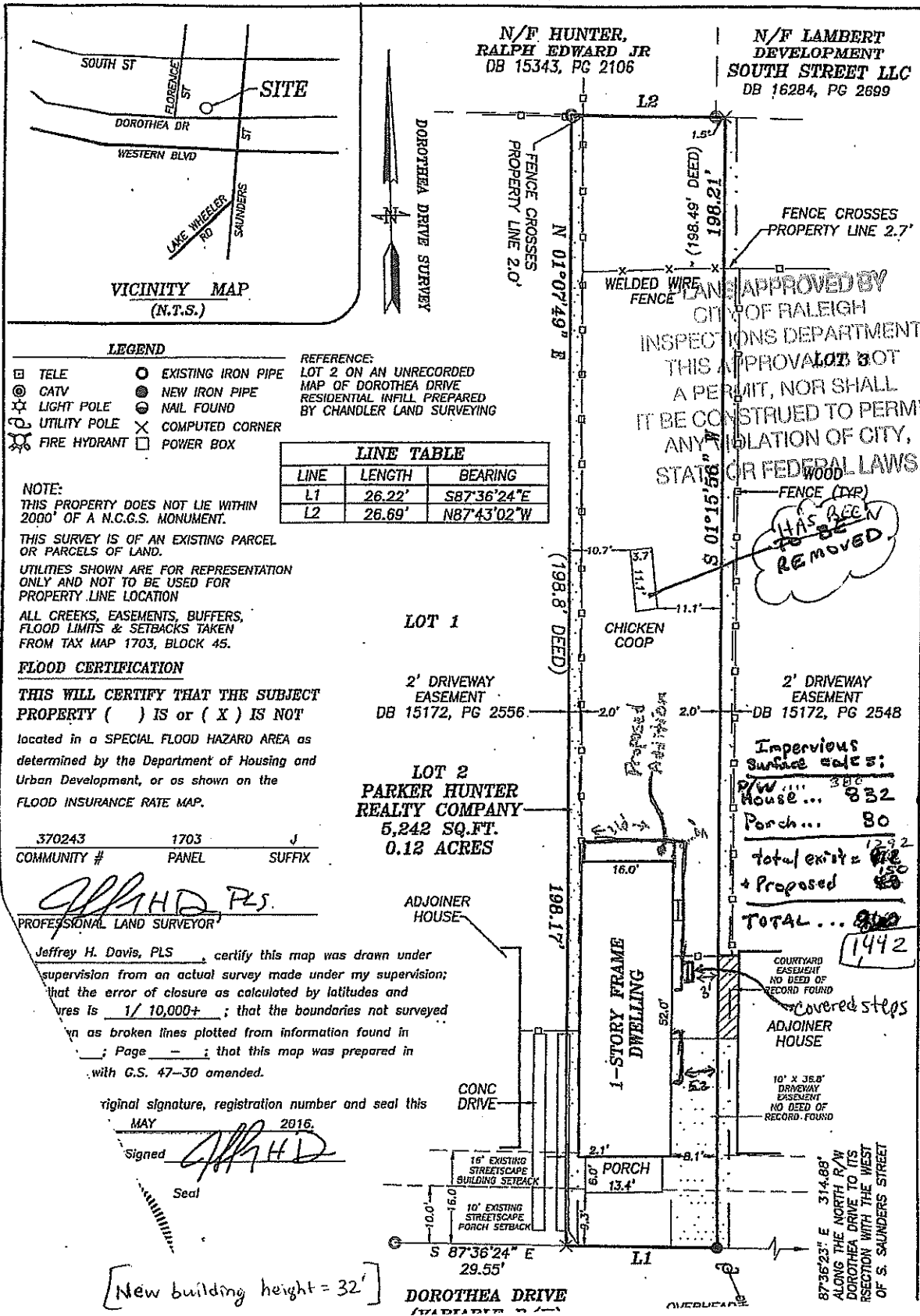
Signed *Jeffrey H. Davis*
Seal

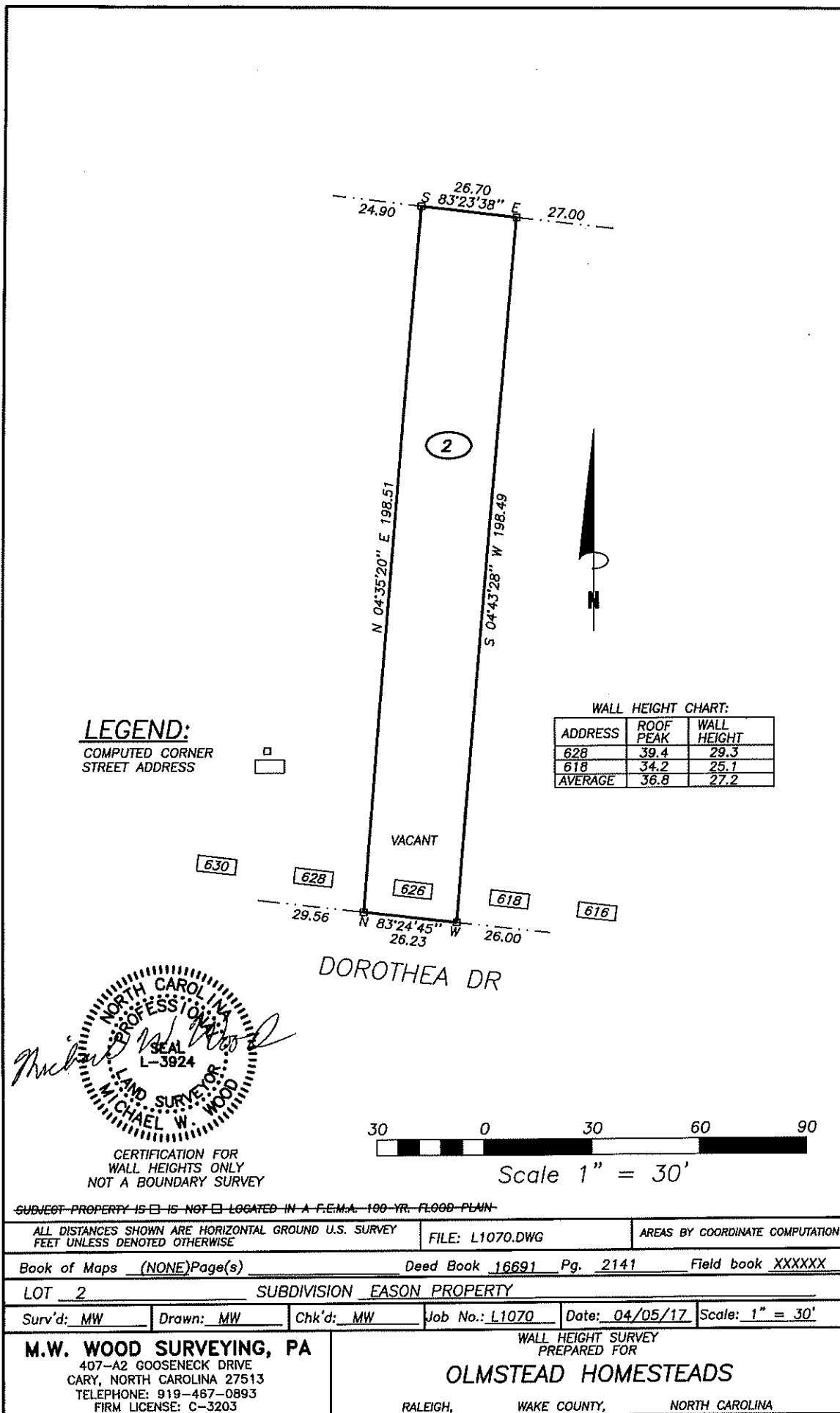


912
350
1292

C.N. = 23946 B.O.M. DB 11074 PAGE 358 MAKE CO. REG.	ERIN S. BAILEY LOT 2 626 DOROTHEA DRIVE PARKER HUNTER REALTY COMPANY RALEIGH NORTH CAROLINA		TURNING POINT SURVEYING PLLC 4113 JOHN S. RABOTEAU WYND RALEIGH, NORTH CAROLINA 27612 FAX (800)948-0213 PH (919)781-0234 License No: P-0121
	DATE: 05-17-2016 SCALE: 1" = 20'		
	DWG. NO. A-20322		
	WAKE		

Proposed





CLADDING VALUES

THIS PROJECT HAS A MEAN ROOF OF 185 TYP. 30 FEET.
 WALL CLADDING IS DESIGNED FOR A 24.1 LB. PER SQ. FT. OR GREATER POSITIVE OR NEGATIVE
 PRESSURE FOR HOUSES WITH A MEAN ROOF HEIGHT OF 30 FEET OR LESS. ROOF VALUES, BOTH
 POSITIVE AND NEGATIVE, ARE:
 45.4 LB. PER SQ. FT. FOR ROOF PITCHES OF 6/12 TO < 2.25/12
 34.8 LB. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO < 7/12
 21 LB. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 25/12

VALUES LISTED ARE FOR ROOFS WITH A MEAN HEIGHT OF 30 FEET OR LESS. ROOFS WITH MEAN
 ROOF HEIGHT GREATER THAN 30 FEET MUST SHOW SPECIFIC INFORMATION FOR CLADDING.

THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE
 REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL
 BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS.
 CURRENT EDITION WITH AMENDMENTS UNLESS OTHERWISE NOTED.

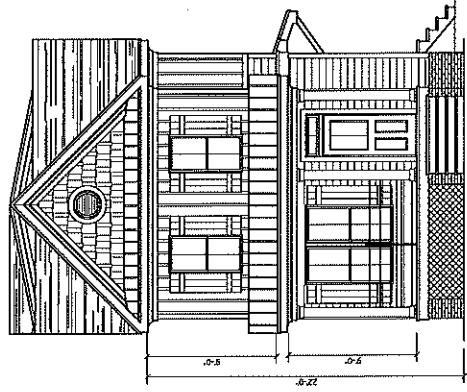
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONFORMANCE
 WITH ALL STATE AND LOCAL BUILDING CODES AND
 NO LIABILITY FOR SITE CONDITIONS, CONSTRUCTION METHODS
 OR ANY DEVIATION OF THESE PLANS.

NOTE:
 ALL WINDOWS TO BE INSTALLED MUST MEET
 A MINIMUM OF 20% GLASS AREA OR BETTER, UNLESS
 PROVIDED BY BUILDER AT TIME OF PLAN REVIEW.

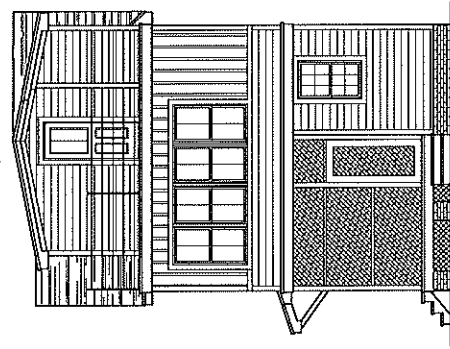
OLMSTEAD HOMESTEADS



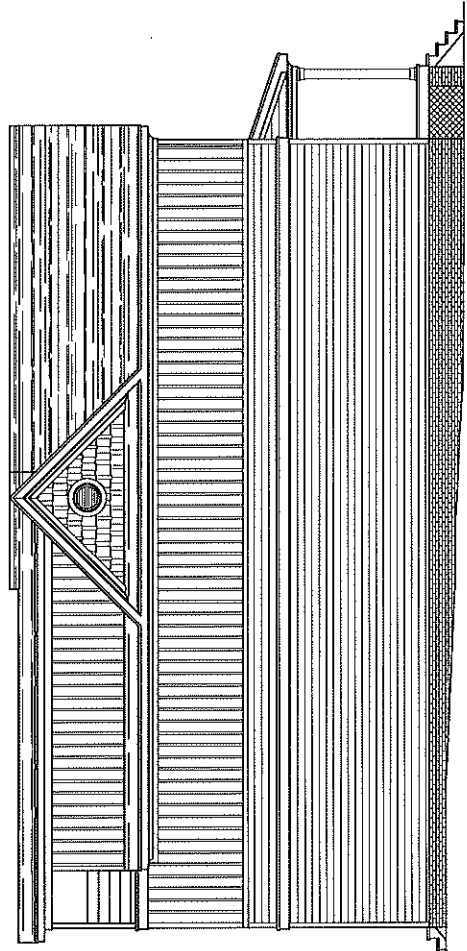
ANEX, INC.
 970-560-2781
 DRAWN BY: J.
 D.M.O.
 DATE: 4/20/17
 PAGE NO
 1 OF 3
 PLAN NO.
 PK795



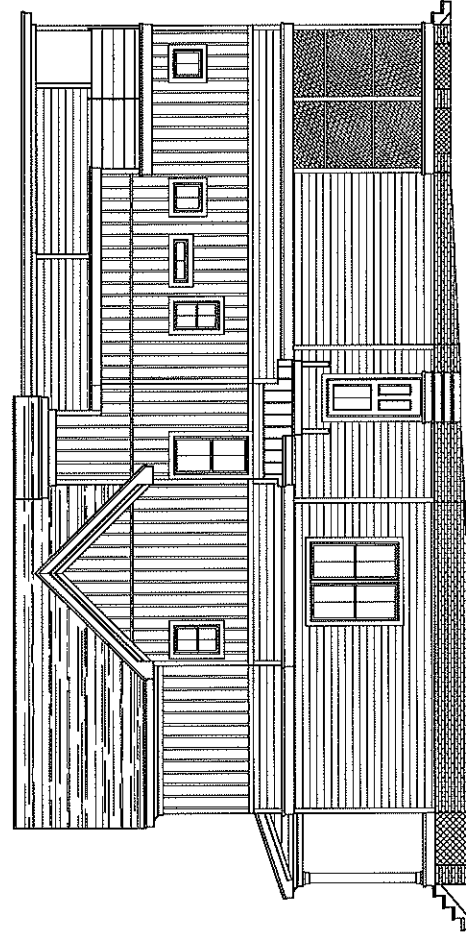
FRONT ELEVATION
 SCALE: 1/4"=1'-0"



REAR ELEVATION
 SCALE: 1/4"=1'-0"



LEFT ELEVATION
 SCALE: 1/4"=1'-0"

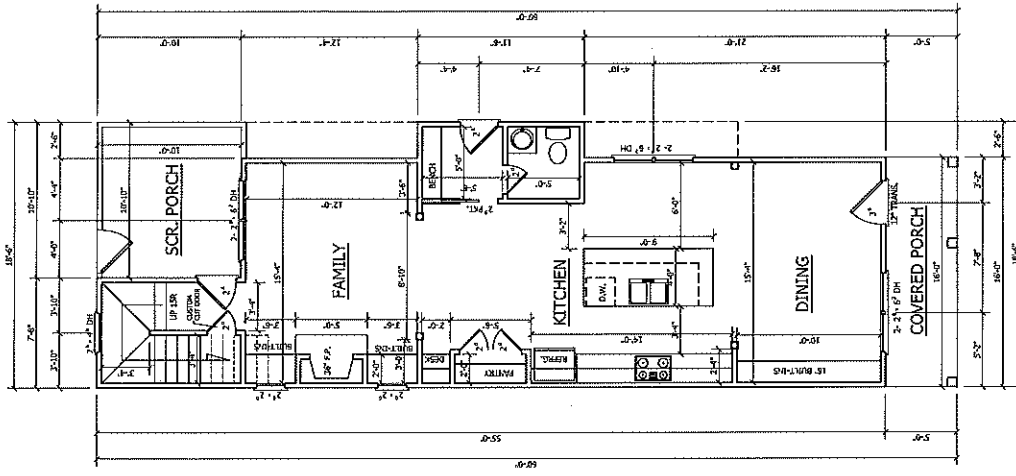


RIGHT ELEVATION
 SCALE: 1/4"=1'-0"

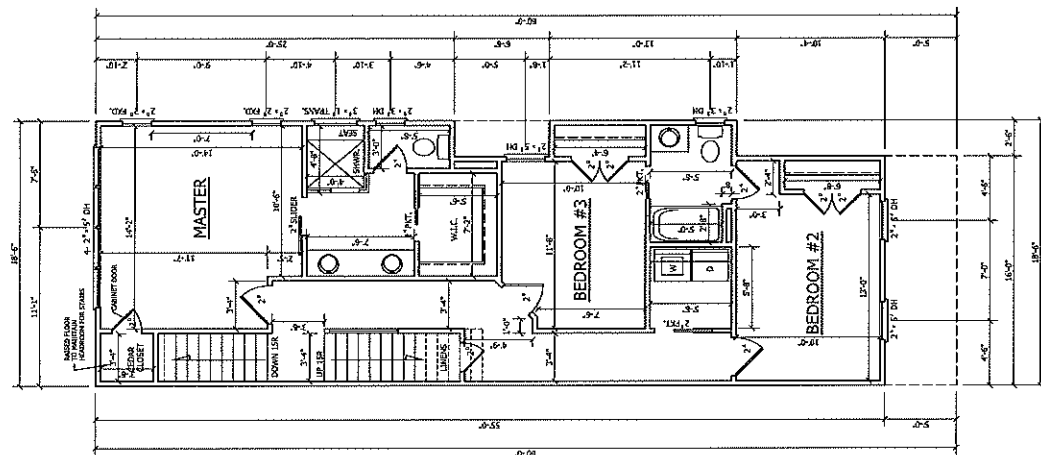
OLMSTEAD HOMESTEADS



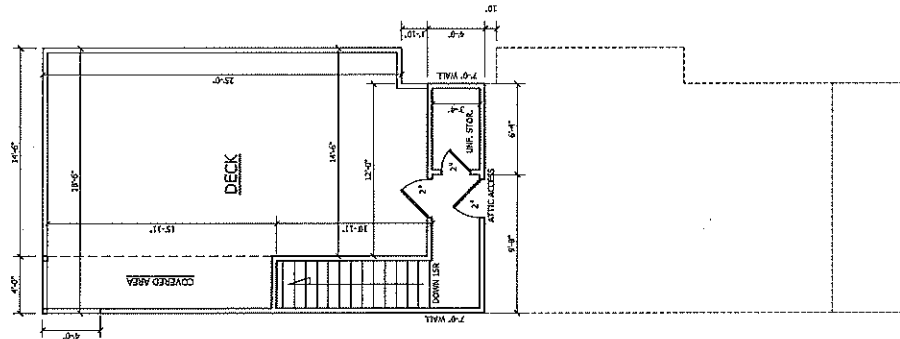
AMHERST, NC
919-540-7781
DRAWN BY:
D.V.G.
DATE:
4/20/22
PAGE NO
2
of
3
PLAN NO.
DK795



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

1703359942
MULLINS, NATHANAEL MULLINS, JILLIAN
2090 TWIN ACRES RD
CLAYTON NC 27520-9467

1703357887
BRINKER, ZACHARY R BRINKER, CALLIE M
717 FLORENCE ST
RALEIGH NC 27603-2107

1703357992
GREEN, MOYLE HARTWELL JR GREEN,
MARIE L
315 KINSEY ST
RALEIGH NC 27603-1931

1703358765
MOORE, MARGUERITE M
627 DOROTHEA DR
RALEIGH NC 27603-2101

1703358795
TAYLOR, NICHOLAS TAYLOR, DANIELLE
625 DOROTHEA DR
RALEIGH NC 27603-2101

1703358907
GREEN, M H JR GREEN, MARIE L
315 KINSEY ST
RALEIGH NC 27603-1931

1703358983
GREEN, M H JR GREEN, MARIE L
315 KINSEY ST
RALEIGH NC 27603-1931

1703359725
CRIBBS, JAMES G CRIBBS, EVE E
623 DOROTHEA DR
RALEIGH NC 27603-2101

1703359755
LAFHEY, SHERRILL A
621 DOROTHEA DR
RALEIGH NC 27603-2101

1703359785
KNOUSE, WILLIAM J TISDALE, JESSICA L
619 DOROTHEA DR
RALEIGH NC 27603-2101

1703359912
MARTIN, CLAY O
628 DOROTHEA DR
RALEIGH NC 27603-2102

1703359963
TURINSKY, GRANT DEAN TURINSKY,
SARAH EMMEL
618 DOROTHEA DR
RALEIGH NC 27603-2102

1703359993
DORSETT, ELISE
616 DOROTHEA DR
RALEIGH NC 27603-2102

1703368001
VARGAS, AGUSTINE GARZA GARZA,
MARIA LUISA AVILA
711 FLORENCE ST
RALEIGH NC 27603-2107

1703368015
GREEN, M H JR
315 KINSEY ST
RALEIGH NC 27603-1931

1703368027
RENGER, JULIA S ELLARD, HUGH
707 FLORENCE ST
RALEIGH NC 27603-2107

1703368132
BOWMAN, KEVIN M
705 FLORENCE ST
RALEIGH NC 27603-2107

1703369133
HUNTER, RALPH EDWARD JR
609 SAINT MARYS ST
RALEIGH NC 27605-1703

1703369192
LAMBERT DEVELOPMENT SOUTH STREET
LLC
5 HANOVER SQ FL 14
NEW YORK NY 10004-2614

1703450715
PRADO, SARA TERANDO, ADAM J
617 DOROTHEA DR
RALEIGH NC 27603-2101

1703450745
BULLARD, GARY L MCKINNON, MARGARET
A
615 DOROTHEA DR
RALEIGH NC 27603-2101

1703450922
ALCORN, SAMANTHA ANN
614 DOROTHEA DR
RALEIGH NC 27603-2102

1703450953
MENEFEY, WILLIAM C
612 DOROTHEA DR
RALEIGH NC 27603-2102

1703460143
LAMBERT DEVELOPMENT SOUTH STREET
LLC
5 HANOVER SQ FL 14
NEW YORK NY 10004-2614

